



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change – 808 Coffeen Street, Parcel 8-21-305

DATE: October 29, 2012

Request: Changing the approved zoning classification of 808 Coffeen Street, parcel 8-21-305 from Residence B to Neighborhood Business District.

Applicant: James Scordo

Owner: James Scordo

SEQRA: Unlisted

County review: Not required

Comments: After receiving the public noticed mailed for the proposed zone change at 816 Coffeen Street, the applicant expressed interest in being included in the change. No specific development has been proposed.

This change should not be approved unless 816 Coffeen Street is also changed to Neighborhood Business District—otherwise the district would not be contiguous and could be considered spot zoning.

This parcel lies within Local Waterfront Revitalization Program boundary, and it was previously been decided during the LWRP rezoning to leave it as Residence B.

The adopted Land Use Plan shows the parcel in question as “Medium Density Residential.”

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
James Scordo